

IN RE: PETITION FOR SPECIAL HEARING  
NW/Corner Adams Avenue and  
Greenside Drive  
(9720 Greenside Drive)  
8th Election District  
4th Councilmanic District  
  
Joseph H. Seipp, Jr.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-437-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Joseph H. Seipp, Jr., through his attorney, Benjamin Bronstein, Esquire. The Petitioner seeks approval of an amendment to the special exception granted in prior Case No. 98-69-XA for a Class "B" office building, and to affirm the variance relief granted in that case which approved a 10-foot wide landscape buffer in lieu of the required 20 feet, pursuant to Section 204.4.C.8.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Joseph H. Seipp, Jr., legal owner of the property, and Benjamin Bronstein, Esquire, attorney for the Petitioner. Appearing as an interested party was Steve Weber, a representative of County Home Park Community Association, the adjacent community. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.84 acres, more or less, zoned R.O. and is proposed for development with a Class B Office Building. As noted above,

ORDER RECEIVED FOR FILING

Date 7/24/98

By [Signature]

this matter was the subject of prior Case No. 98-69-XA in which the Petitioners came before me seeking special exception and variance for the proposed building and by Order issued October 3, 1997, I granted their request, subject to certain terms and conditions. The Petitioner has since modified his plan to provide two entrances to the property off of Adams Avenue, and two parking lots, in lieu of the one entrance and parking lot previously proposed, which has generated the requested amendment and affirmation of the prior variance relief. Testimony indicated that the proposed amendment will not adversely affect any neighboring properties and that all prior restrictions imposed on the property will remain in tact.

As noted above, Mr. Steve Weber appeared on behalf of the adjacent community association and indicated their support for the proposed amendment, provided the conditions imposed in my prior decision are attached thereto. It should also be noted that the Petitioners submitted into evidence as Petitioner's Exhibit 2, a letter signed by David Jordan, President of the County Home Park Community Association, in which he indicates their support of the proposed changes.

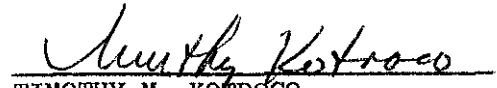
After due consideration of the testimony and evidence presented, it is clear that the relief requested in the special hearing should be granted. It has been established that the proposed amendment is appropriate and will not adversely affect adjacent properties. Furthermore, the relief requested will not be detrimental to the health, safety, and general welfare of the surrounding community and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of July, 1998 that the Petition for Special Hearing to approve an amendment to the special exception granted in prior Case No. 98-69-XA for a Class "B" office building, and to affirm the variance relief granted in that case which approved a 10-foot wide landscape buffer in lieu of the required 20 feet, pursuant to Section 204.4.C.8.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that all other terms and conditions imposed in prior Case No. 98-69-XA shall remain in full force and effect.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 7/20/98

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 20, 1998

Benjamin Bronstein, Esquire  
George & Bronstein  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
NW/Corner Adams Avenue and Greenside Drive  
(9720 Greenside Drive)  
8th Election District - 4th Councilmanic District  
Joseph H. Seipp, Jr. - Petitioner  
Case No. 98-437-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Joseph H. Seipp, Jr.  
725 Deepdene Road, Baltimore, Md. 21210

Mr. Steve Weber  
9801 Van Buren Lane, Cockeysville, Md. 21030

People's Counsel; Case Files





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

9720 Greenside Drive

which is presently zoned

RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the Special Exception granted in Case No.: 98-69-XA for a Class "B" office building, and to affirm the variance relief granted in that case which approved a 10' wide landscape buffer in lieu of the 20' buffer required by Section 204.4.C.8.c.1.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Joseph H. Seipp, Jr.  
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner: Benjamin Bronstein, Esquire

George & Bronstein, LLP

(Type or Print Name)

Signature

29 West Susquehanna Ave., Suite 205

Address (410) 296-0200

Phone No.

Towson, Maryland 21204

City

State

Zipcode

725 Deepdene Road

(410) 433-0197

Address

Phone No.

Baltimore, Maryland

21210

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert E. Morelock

Site Resources, Inc.

Name 14307 Jarrettsville Pike

Phoenix, Maryland 21131

(410) 683-3388

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ORDER RECEIVED FOR FILING

Date

By

Drop-Off  
No Review  
5/13/98  
uc

98-437. SPH

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**  
*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

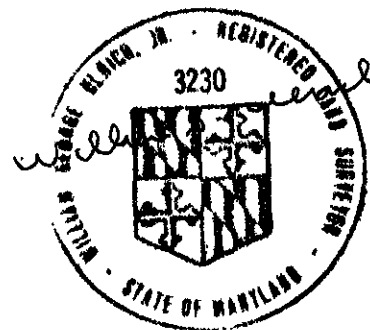
EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL

April 16, 1998

**Zoning Description  
8th Election District**

Beginning for the same at the northwest corner of Adams Avenue and Greenside Drive said north west corner being measured northerly along the west side of Greenside Drive 347 feet from the center line of Padonia Road and running thence and binding on the west right of line of Greenside Drive the two following lines viz: North 8 degrees 35 minutes 13 seconds East 20.21 feet, by a line curving to the left having a radius of 2829.79 feet and an arc length of 106 feet more or less to a point in line with the center line of a alley 12 feet wide as shown on section DD plat No 2 Timonium Heights and recorded among the Land Records of Baltimore County in plat book W.P.C. No 7 folio 15, thence leaving Greenside Drive and running and binding on the center line of said alley (now closed) North 84 degrees 12 minutes 07 seconds West 228 feet more or less to a point in line with the division line between lots No. 28 and lot No. 29 as shown on the aforesaid plat No. 2 Timonium Heights section DD thence running and binding on said division line South 5 degrees 47 minutes 53 seconds West 126.00 feet to the north side of Adams Avenue 30 feet wide thence running and binding on the north side of Adams Avenue South 84 degrees 12 minutes 07 seconds East 223 feet more or less to the place of beginning.

Containing 0.66 Acres of land more or less.



**98-437-SPH**

BALTIMORE COUNTY, MARYL  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 048758

DATE 5/13/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: George & Bronstein

FOR: #040 - SPECIAL HEARING.

9720 Greenside Drive Item #437  
Drop-Off - No Review Case #98-437-SFH

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS SETTL THE  
5/15/1998 5/14/1998 14:49:19  
REF #501 CASHIER CLERK DRWNER 1  
5 BALTIMORE DASH RECEIPT  
Receipt # 050372  
CR NO. 048758  
250.00 CHECK  
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

**NOTICE OF TOWSON  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-437-SPH

9720 Greentide Drive, WNC Adams Avenue, also 160' S of cantierie Gibbons Boulevard 8th Election District 4th Councilmanic District

Legal Owner(s):

Joseph H. Sepp, Jr.

Special Hearing: to approve an amendment to the special exception granted in case number 98-69-XA for a Class "B" office building and to affirm the variance relief granted in that case which approved a 10-foot landscape buffer in lieu of the 20-foot buffer required.

Hearing: Monday, June 29, 1998 at 11:30 a.m., in Room 437, County Courts Bldg., 401 Brodsky Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for Special Accommodations Please Call (410) 887-3353.

(2) For information concerning the final Hearing, Please Call (410) 887-3391.

6/15/98, June 11

C2363003

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/11/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11/, 1998.

**THE JEFFERSONIAN,**

**LEGAL AD - TOWSON**

*A. H. Enid*



# CERTIFICATE OF POSTING

RE: Case # 98-437-SPH  
Petitioner/Developer:  
(Joseph H. Seipp, Jr.)  
Date of Hearing/~~Closing~~:  
(June 29, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

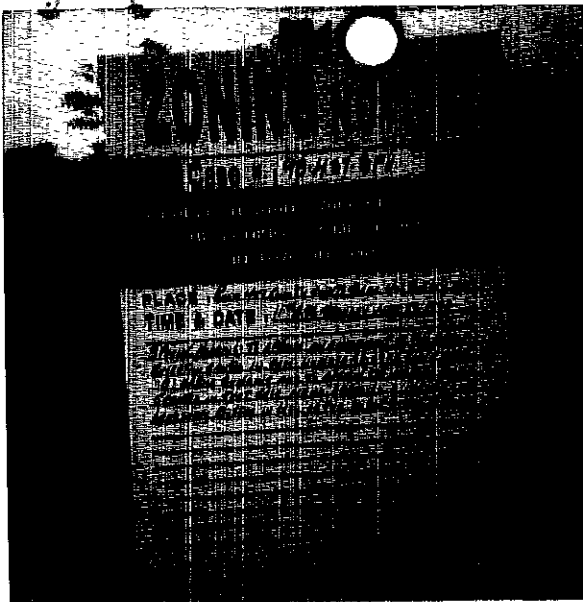
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

9720 Greenside Drive Baltimore, Maryland 21030 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ June 15, 1998 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING  
9720 Greenside Drive, W/S Greenside Dr, NWC  
Adams Ave, also 150' S of c/l Gibbons Blvd, 8th  
Election District, 4th Councilmanic

Legal Owners: Joseph H. Seipp, Jr.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-437-SPH

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 26, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-437-SPH

9720 Greenside Drive

W/S Greenside Drive, NWC Adams Avenue; also 150' S of centerline Gibbons Boulevard

8th Election District - 4th Councilmanic District

Legal Owner: Joseph H. Seipp, Jr.

Special Hearing to approve an amendment to the special exception granted in case number 98-69-XA for a Class "B" office building and to affirm the variance relief granted in that case which approved a 10-foot landscape buffer in lieu of the 20-foot buffer required.

HEARING: Monday, June 29, 1998 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "AJ" circled below it.

Arnold Jablon  
Director

c: Benjamin Bronstein, Esquire  
Joseph H. Seipp, Jr.  
Site Resources, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 14, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
June 11, 1998 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire  
29 West Susquehanna Avenue  
Suite 205  
Towson, MD 21204

410-296-0200

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-437-SPH

9720 Greenside Drive


W/S Greenside Drive, NWC Adams Avenue; also 150' S of centerline Gibbons Boulevard

8th Election District - 4th Councilmanic District

Legal Owner: Joseph H. Seipp, Jr.

Special Hearing to approve an amendment to the special exception granted in case number 98-69-XA for a Class "B" office building and to affirm the variance relief granted in that case which approved a 10-foot landscape buffer in lieu of the 20-foot buffer required.

HEARING: Monday, June 29, 1998 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
Lawrence E. Schmidt  
gls

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 14, 1998

Benjamin Bronstein, Esquire  
George & Bronstein, LLP  
29 West Susquehanna Avenue  
Suite 205  
Towson, MD 21204

RE: Drop-Off Petition (Item #437)  
9720 Greenside Drive  
8th Election District

Dear Mr. Bronstein:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/scs".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 98-437-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING TO APPROVE AN AMENDMENT  
TO THE SPECIAL EXCEPTION GRANTED IN CASE NO.  
98-109-XA FOR A CLASS "B" OFFICE BUILDING AND  
TO AFFIRM THE VARIANCE RELIEF GRANTED IN THAT  
CASE WHICH APPROVED A 10-FOOT LANDSCAPE  
BUFFER IN LIEU OF THE 20-FOOT BUFFER REQUIRED.  
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 23, 1998

Benjamin Bronstein, Esq.  
George and Bronstein, LLP  
29 W. Susquehanna Avenue, Suite 205  
Towson, MD 21204

RE: Item No.: 437  
Case No.: 98-437-SPH  
Petitioner: Joseph H.  
Seipp, Jr.  
Location: 9720 Greenside  
Drive

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 13, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   June 8, 1998

FROM: *RWB* Robert W. Bowling, Chief  
              Development Plans Review Division

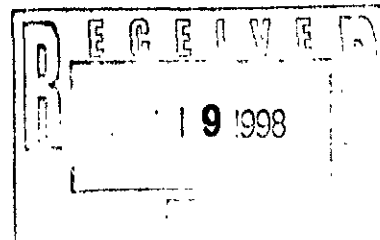
SUBJECT:   Zoning Advisory Committee Meeting  
              for June 1, 1998  
              Item Nos. 427, 429, 430, 432, 433,  
              437, and 440

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

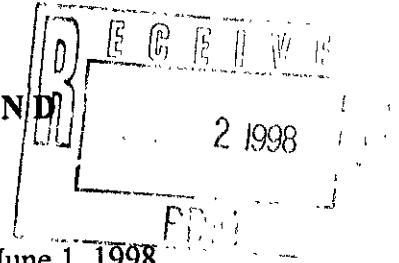
ZONE0601.NOC





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
and Development Management

DATE: June 1, 1998

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 9720 Greenside Drive

INFORMATION

Item Number: 437 .

Petitioner: Seipp

Zoning: RO

Requested Action: Special Hearing

Summary of Recommendations:

The Office of Planning has met with the applicant's representative, Robert E. Morelock, to discuss the proposed amendment. Based upon our discussion and the additional information provided, staff supports the petitioner's request.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kerns

AFK/JL



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

May 27, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF MAY 26, 1998

Item No.: 427, 428, 429, 433, 434  
435, 436, 437, 438, 439  
440

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley. *RBS/98*  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: *5/26/98*

DATE: *5/27/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

<i>428</i>	<i>433</i>
<i>430</i>	<i>437</i>
<i>431</i>	<i>438</i>
<i>432</i>	<i>440</i>

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5.22.91  
Item No. 437 WCR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Steve Weber

9801 Van Buren Lane

21030



LAW OFFICES  
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(410) 296-0200  
FAX: (410) 296-3719

HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL  
OF COUNSEL

May 5, 1998

Arnold Jablon, Director  
Department of Permits  
and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: 9720 Greenside Drive

Dear Mr. Jablon:

In reference to the above entitled property, I am enclosing the following:

1. three (3) copies of the Petition for Special Hearing;
2. twelve (12) copies of the Plan to Accompany Petition for Special Hearing;
3. three (3) copies of the Description under seal;
4. a copy of the 200 scale zoning map; and
6. my check for the cost of filing fee.

Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh  
Enclosures

*John Sullivan reviewed this plan  
There are no violations*

**98-437.SPH**

*Drop Off  
26 Review  
5/13/98*

*Sullivan*

**COUNTY HOME PARK COMMUNITY ASSOCIATION, INC.**



120 Gibbons Blvd. ♦ Cockeysville, MD 21030  
Phone 410-273-2713 ♦ Fax 410-273-2763

April 19, 1998

Bob Morelock  
Site Resources  
14307 Jarrettsville Pike  
Phoenix, MD 21131

Dear Bob,

Upon review by members of the County Home Park Community Association Board of the revised site plan and blue print of the parcel known as 9720 Greenside Dr., Cockeysville, planned to be developed by Dr. Joseph Seipp, it has been determined that the changes noted will have no impact on any CHPCA member's property as long as the original requirements as decided by the zoning commission remains intact (i.e., the fencing, lighting and landscaping requirements). Subsequently, the CHPCA has no objections to the proposed changes. I would like to be copied on any correspondence that is generated as the project moves forward so I may update my constituents. Thank you for your efforts to keep the County Home Park Community Association informed.

Sincerely,

David L. Jordan  
President,  
County Home Park Community Association, Inc.

cc: CHPCA Board Members  
Timothy Kotroco  
Deputy Zoning commissioner  
Suite 405, County Courts Bldg.  
Towson, Md. 21204

2



THIS MAP HAS BEEN REVERSED IN SELECTED AREAS  
TOPOGRAHY, INC. BALTIMORE, MD 21210

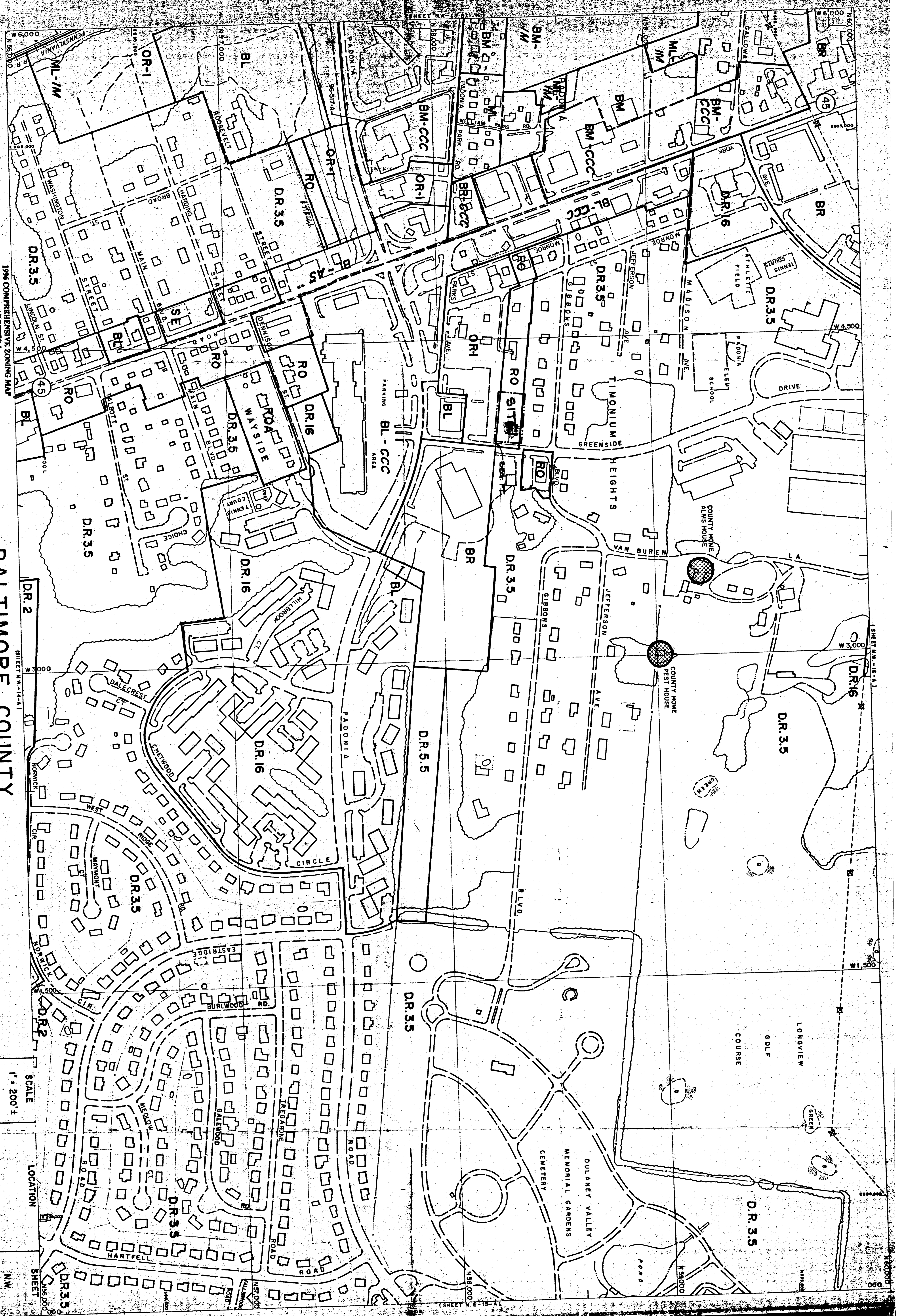
1994 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1995  
BIM No. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kenneth Kennedy*  
Chairman, County Council

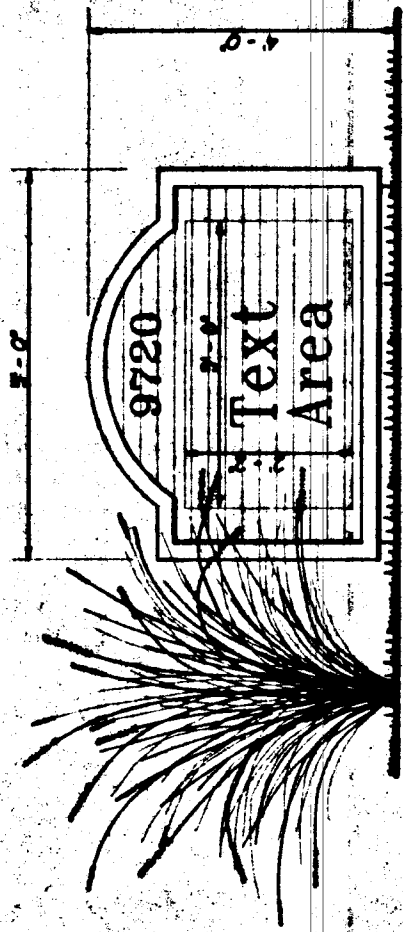
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION PADDONIA
DATE OF PHOTOGRAPHY JANUARY 1986	SHEET NW 15-A

98-437-SPH







SIGN DETAIL

NOT TO SCALE

GIBBONS

BOULEVARD

VICINITY MAP

1"=1000'

GENERAL NOTES

1. OWNER: DEVELOPER  
JOHN H. SEIFF, JR.  
10000 GREENSIDE DRIVE  
BALTIMORE, MD 21206  
(410) 493-0271
2. PREPARED BY: E&J, INC.  
10000 GREENSIDE DRIVE  
BALTIMORE, MD 21206  
(410) 493-0271
3. ZONING: RESIDENTIAL  
R-1000  
BALTIMORE COUNTY ZONING MAP NO. 10-1  
SUBDIVISION: 52
4. EXISTING USE: VACANT  
PROPOSED USE: OFFICE BUILDING (NO MEDICAL OFFICES PERMITTED)
5. ADJACENT PROPERTIES:  
A. 10000 GREENSIDE DRIVE (N. 58.500')  
B. 10000 GREENSIDE DRIVE (N. 58.500')
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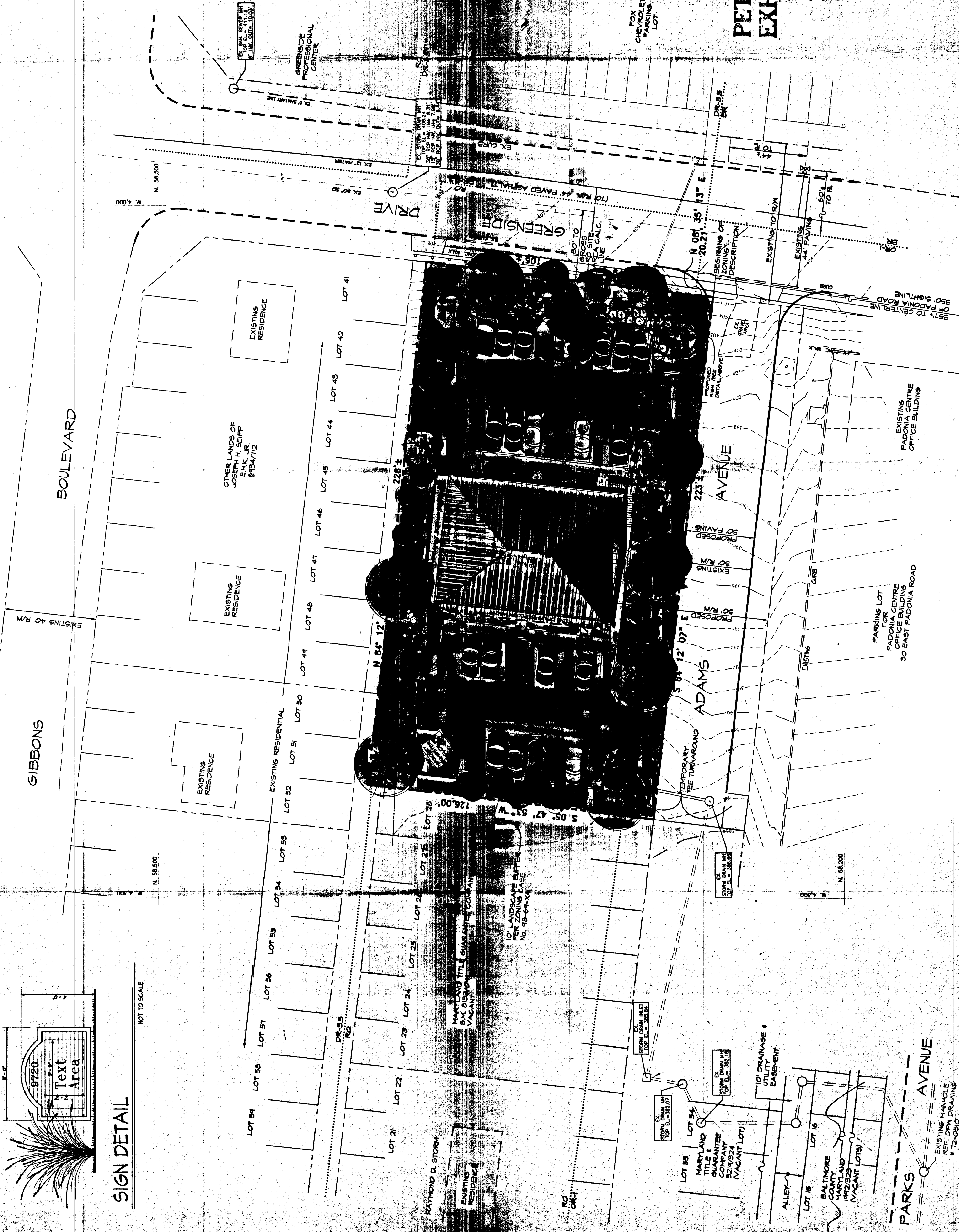
**SITE RESOURCES**  
INCORPORATED  
Comprehensive Land Planning & Site Design Services  
1307 Lyndhurst Place • Pikesville, Maryland 21118  
(410) 433-3388 • Fax (410) 433-3388

PLAN TO ACCOMPANY PETITION  
FOR SPECIAL HEARING  
**GREENSIDE WEST**  
8TH ELECTION DISTRICT  
4TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

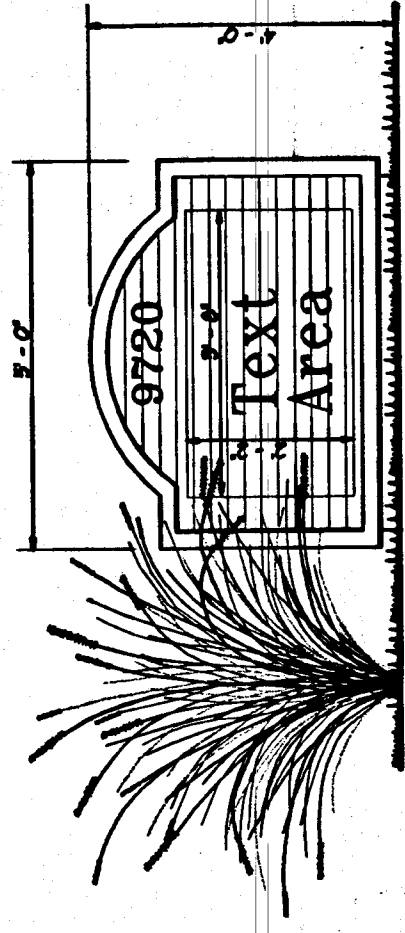
DATE:	14 APR 98
SCALE:	1"=20'
PROJECT NO:	98002
DRAWING NO:	
SHEET	1 OF 1

PETITIONER'S  
EXHIBIT 1A

BALTIMORE COUNTY GRID MERIDIAN





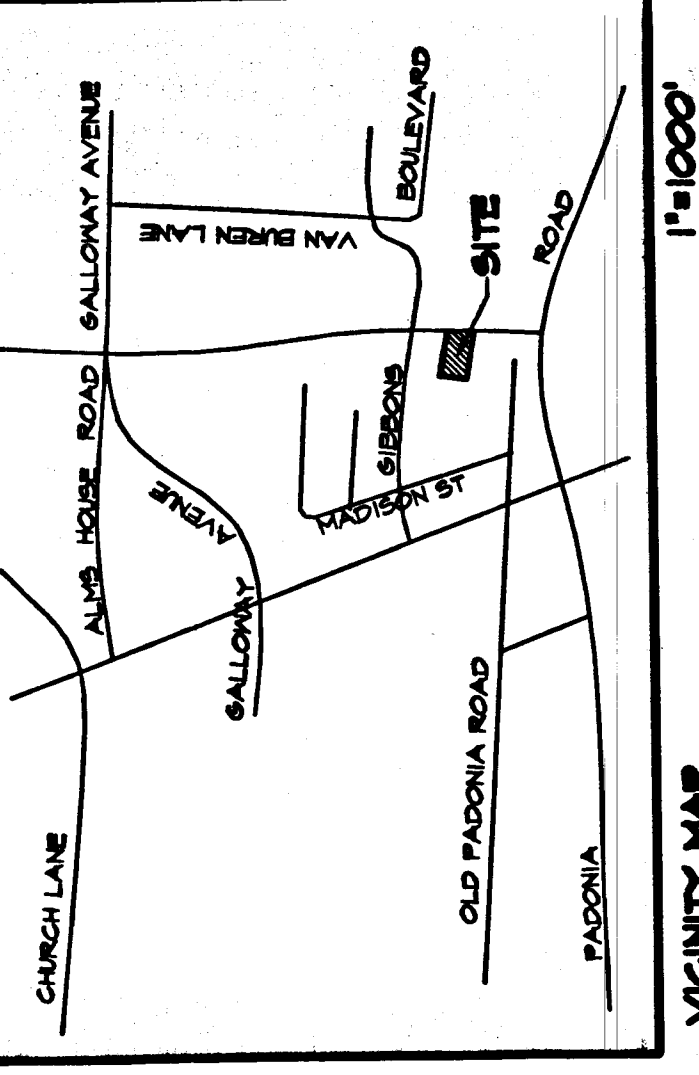
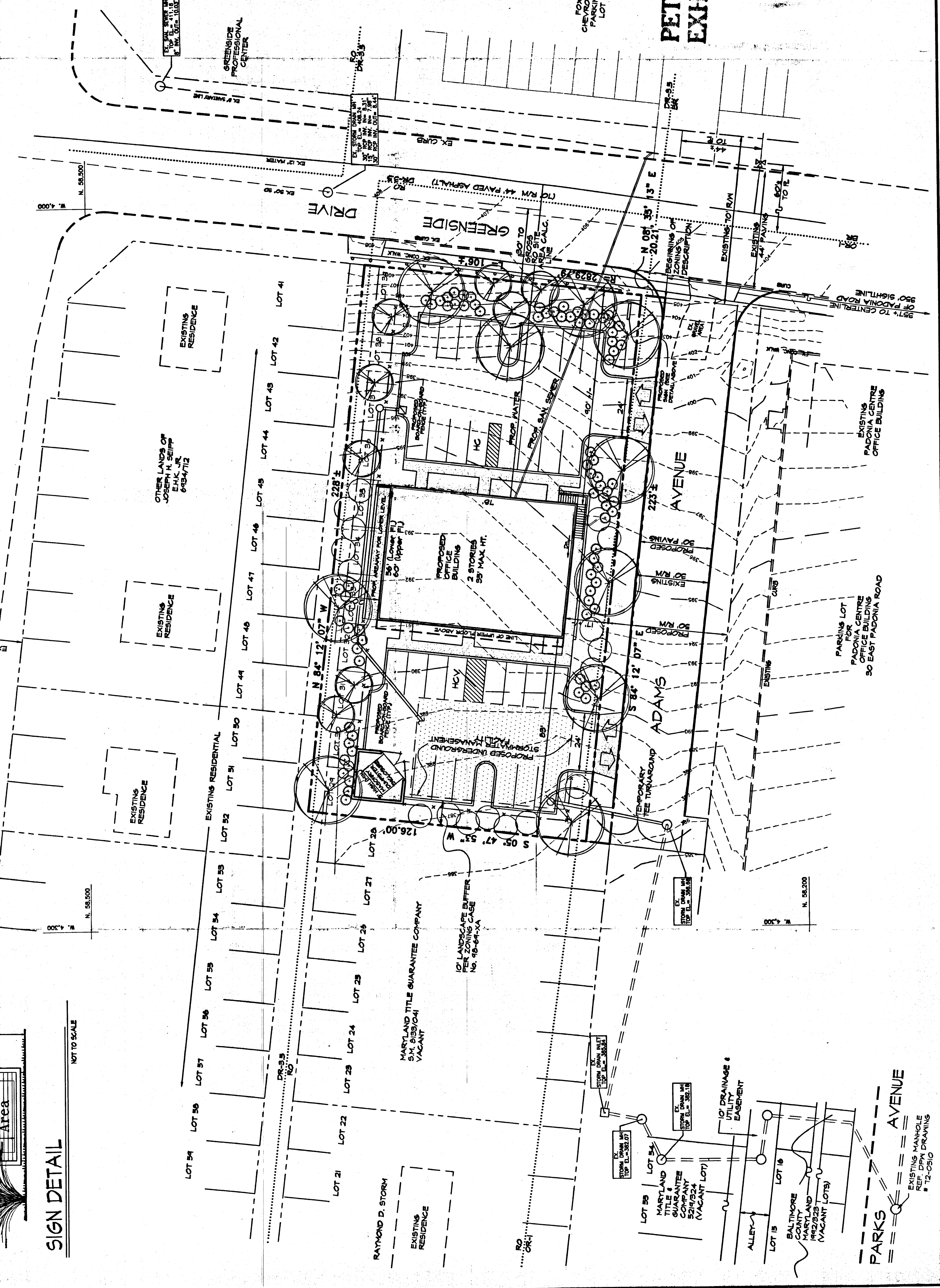


SIGN DETAIL

NOT TO SCALE

GIBBONS

BOULEVARD



VICINITY MAP

GENERAL NOTES

- 1. OWNER/DEVELOPER: JOSEPH H. SEPP, JR., 1401 GREENSIDE DRIVE, BALTIMORE, MD 21202 (410) 455-0171
- 2. PREPARED BY: SITE RESOURCES INC., 1401 GREENSIDE DRIVE, BALTIMORE, MD 21202 (410) 455-0171
- 3. COMMISSIONED BY: JOSEPH H. SEPP, JR., 1401 GREENSIDE DRIVE, BALTIMORE, MD 21202 (410) 455-0171
- 4. EXISTING USE: VACANT
- 5. PROPOSED USE: OFFICES
- 6. 6600 SITE AREA: 0.14 AC +/- (5835 SQ. FT.)
- 7. EXISTING ZONING: DR 3.5 (0.22 AC +/-)
- 8. PROPOSED ZONING: DR 3.5 (0.22 AC +/-)
- 9. FLOOD AREA RATIO: 0.00
- 10. FLOOD AREA: 0.00 AC +/-
- 11. FLOOD AREA: 0.00 AC +/-
- 12. FLOOD AREA: 0.00 AC +/-
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- 59. FLOOD AREA: 0.00 AC +/-

**PETITIONER'S EXHIBIT 1**

**PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING**

**GREENSIDE WEST**

8TH ELECTION DISTRICT  
4TH CONGRESSIONAL DISTRICT  
BALTIMORE COUNTY, MARYLAND

DATE: 14 APR 98  
SCALE: 1"=20'  
PROJECT NO: 98002  
DRAWING NO:  
SHEET 1 OF 1

**SITE RESOURCES**  
INCORPORATED  
Comprehensive Land Planning & Site Design Services  
(410) 455-0171 • Fax (410) 455-0339

**98-437-SPA**

BALTIMORE COUNTY GRID MERIDIAN

PARKS AVENUE  
EXISTING MANHOLE REF. TO DRAWING # 12-0510

PARKING LOT FOR PADONIA CENTRE OFFICE BUILDING 30 EAST PADONIA ROAD

EXISTING PADONIA CENTRE OFFICE BUILDING

EXISTING PAVING

EXISTING TO R/W

EXISTING TO R/W

EXISTING TO R/W

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